



COMMUNITY MEETING REPORT – REZONING PETITION 2020-019 (PLAZA ROAD EXT)

APPLICANT: SHAUN GASPARINI, TRUE HOMES

OWNER: CASCADES, LLC

LAND PLANNING/CIVIL: MCADAMS

PROPERTY: +- 18.17 ACRES (SOUTH OF PLAZA ROAD EXT, EAST OF THE REEDY CREEK NEIGHBORHOOD, + NORTH OF REEDY CREEK)

This Community Meeting Report is being filed with the City of Charlotte Planning, Design + Development Department and available for review.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, June 11, 2020. McAdams mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on **EXHIBIT A** by depositing the Community Meeting Notice in the U.S. mail on June 1, 2020. A copy of the written notice is attached as **EXHIBIT B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on virtually, via Zoom, on Thursday, June 11, 2020 at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

A sign in sheet from the required Community Meeting was not created, but those residents that requested a RSVP to the Community Meeting is attached as **EXHIBIT C**. The Applicant along with Rob Reddick and Stuart Woodard with McAdams conducted the meeting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Applicant's Presentation.

Introduction and Overview of Rezoning + Development Plan:

Shaun Gasparini, with True Homes opened the meeting and gave an overview of the rezoning process and upcoming meeting and hearing dates, site, area zoning, and site constraints. He explained the proposed zoning district that has been requested and described the type of development intended.

The adopted Rocky River Area Plan recommends residential up to 4 homes per acre. The proposed R-8MF(CD) rezoning plan will be conditional and all approved voluntary conditions run with property. The site is conditioned for up to 78 townhomes. The plan proposes a maximum residential density of 4.29 dwelling units per acre. Approximately 50% of the site will remain as tree save and open space area. A 40' public greenway easement will be dedicated connecting Reedy Creek and Plaza Road Ext.

The presentation slides are attached as **EXHIBIT D**.

II. Summary of Questions/Comments and Responses:

Attendees made the following statements and asked the following questions and the development team provided responses to those questions:

1. Any allocations to schools required as part of this development? How can schools accommodate this development? Is it in the report? – *No, not required as the City does not implement any impact fees. The City reviews developments with the school district to know how many students will be generated and if the schools will have capacity.*
2. Will the units be leased? – *Will be for sale, but this does not prevent an investor from buying and then choosing to rent out the unit. This is probably already occurring in their neighborhood.*
3. Target price range? – *This development is a minimum of a 24 month process, so unable to predict the market. If these were to go on the market today they would be \$225 - \$250k.*
4. Concerns with property values being negatively impacted. – *Applicant anticipates appreciation of property values, as we are currently in a housing shortage.*
5. Concerns with how an adjacent leasing community could impact the desirability of True's community. – *Applicant is not concerned.*
6. Concerns that the greenway connection would be made to their community. – *The greenway easement does not connect to the Reedy Creek Neighborhood.*
7. Concerns with cut through traffic in the Reedy Creek Neighborhood as well as traffic in general? – *Per available trip generation information, the proposed development will generate less traffic as compared to if the property is developed under current R-3 zoning.*
8. Does the City have transportation impact fees? – *No, but City staff determines what improvements are required for the project.*
9. Concerns with how an adjacent leasing community could impact the desirability of True's community. – *Applicant is not concerned.*
10. Did City staff study the existing traffic counts – *The 78 townhomes does not trigger 2,500 trips per day or warrant a Traffic Impact Analysis. Both CDOT and NCDOT requested left turn lanes along Plaza Road Ext.*
11. Clarification on buffer size and location adjacent to the Reedy Creek Neighborhood – *This specific buffer is a 37.5' enhanced Class C buffer that includes a 6' opaque fence or wall to be located within the inner 1/3 of the buffer meandering through the existing tree line and a mixture of 6 deciduous trees and 6 evergreen trees per 100 linear feet. Evergreen trees will be planted within the outer 1/3 of the buffer, next to the existing dwellings.*

12. Concerns the buffer yard to the northeast of the site. – *There is an opportunity to increase the 37.5' buffer, directly west of the Chandler-Maples property, to 50' and not install a fence.*
13. Can True Homes, work on the neighbor's behalf, to have CDOT/NCDOT lower the speed limit on Plaza Road Ext? – *Yes, True will bring this up and ongoing cut through traffic to CDOT and NCDOT.*
14. Is the property under contract? – *Yes.*

Mr. Gasparini thanked everyone in attendance and the meeting was adjourned at approximately 6:45 PM.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes made to the plan due to meeting input. During the Planned Multifamily review and approval, the buffer yard outlined in #13 above will be increased to 50' in width to avoid the placement of a fence.

EXHIBIT A

CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
701 E 2ND ST
CHARLOTTE NC 28204

LISA OTTENS
8731 FAIRES RD
CHARLOTTE NC 28215

CITY OF PEACE MINISTRY INC
11229 PLAZA RD EXTENSION
CHARLOTTE NC 28215

VINCENT J FAYE N CARDINAL
11615 PLAZA RD EX
CHARLOTTE NC 28215

BELMONT COMMUNITY
DEVELOPMET CORPORATION
PO BOX 33051
CHARLOTTE NC 28233

LIFE CHANGING CHURCH INC
1131 EASTWAY DRIVE
CHARLOTTE NC 28205

ELISEO & WENDY A
PASCUAL-BAEZ
10301 PLAZA RD EXT
CHARLOTTE NC 28215

MAUREEN E TRACY MAPLES
11500 PLAZA ROAD EXT
CHARLOTTE NC 28215

CASCADES LLC 6865 FARIVIEW RD
STE C
CHARLOTTE NC 28210

MARIA PAZ OLARTE
10263 HASTINGS PLACE
HARRISBURG NC 28075

HIRUT MESELE
11109 GOLD PAN RD
CHARLOTTE NC 28215

RHAYAN D ROBLES
1113 GOLD PAN RD
CAHRLOTTE NC 28215

ALEJANDRO LDENCIO
1117 GOLD PAN RD
CHARLOTTE NC 28215

ALDRIN T MARIE BUENAVENTURA
11121 GOLD PAN RD
CHARLOTTE NC 28215

MARIA DEL ROASARIO HERNANDEZ
11125 GOLD PAN RD
CHARLOTTE NC 28215

APRIL G GERALD L BARNETTE
11131 GOLD PAN RD
CHARLOTTE NC 28215

JOHNNY L HARDY
11135 GOLD PAN RD
CHARLOTTE NC 28215

REUBEN NASHAWN WESTON &
SHONNA NYKIA STEWART
11139 GOLD PAN RD
MOORESVILLE NC 28115

JESSICA MARJARIEL YONETTE
COOPER
11203 GOLD PAN RD
CHARLOTTE NC 28215

MADISON GRIER & JONATHAN
CARZON BIGHAM
11207 GOLD PAN RD
CHARLOTTE NC 28215

CHINIWALLA HOLDINGS LLC
5971 ROLLING RIDGE DR
KANNAPOLIS NC 28081

STACY V SAMUEL
11215 GOLD PAN RD
CHARLOTTE NC 28215

PROPERTY OWNER 10 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

RODOLFO A JR LACAYO
618 N DOS POBLES PL
ALHAMBRA CA 91801

EDUARDO HIRAM EGUIZABAL PAIZ
MARIANA PALMA RODRIGUEZ
8518 FARNSWORTH LN
CHARLOTTE NC 28215

ERWIN LOREAL ANDREWS-HARRIS
8514 FARNSWORTH LN
CHARLOTTE NC 28215

MINNIE L WILLIAMS
8508 FARNSWORTH LN
CHARLOTTE NC 28215

JOSHUA WYANT
8504 FARNSWORTH LN
CHARLOTTE NC 28215

RHONDA R FUSSELL
4309 THE BLUFFS WAY
BELMONT NC 28012

GEORGETTE A MILLER
8507 FARNSWORTH LN
CHARLOTTE NC 28215

KURT V RACHAEL BRUMMERT
8513 FARNSWORTH LN
CHARLOTTE NC 28215

AMH NC PROPERTIES LP
30601 AGOURA RD SUITE 200
AGOURA HILLS CA 91301

THOMAS W JRJEANNE T
CRAWFORD
12580 N DISTANT WASH DR
MARANA AZ 85658

TAMIKA WYKISHA CROCKER
11230 GOLD PAN RD
CHARLOTTE NC 28215

CIERRA L NEWMAN
11222 GOLD PAN RD
CHARLOTTE NC 28215

ANGELA M THORNWELL
11214 GOLD PAN RD
CHARLOTTE NC 28215

DONALD F HARRIS
11210 GOLD PAN RD
CHARLOTTE NC 28215

TINA L MEDIAN
11206 GOLD PAN RD
CHARLOTTE NC 28215

MICHAEL RONNA LEE SEARS
11202 GOLD PAN RD
CHARLOTTE NC 28215

IH5 PROPERTY NORTH CAROLINA
LP
1717 MAIN ST STE 2000
DALLAS TX 75201

PROGRESS RESIDENTIAL
BORROWER 11 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

FRANCISO PRADO ERICKA LIGER
11130 GOLD PAN RD
CHARLOTTE NC 28215

MIGUEL LIGER
11124 GOLD PAN RD
CHARLOTTE NC 28215

MCCOLLUM ENTERPRISES LLC
4418 SERENE LN
CHARLOTTE NC 28216

AMH NC PROPERTIES LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

JONATHAN JASON LESSEY
11108 GOLD PAN RD
CHARLOTTE NC 28215

ALTON SELF
11104 GOLD PAN RD
CHARLOTTE NC 28204

RICHARD W JENKINS
MARY ANN HASSON
11436 SILVERFIELD LN
CHARLOTTE NC 28215

JOHN MARSHALL JR CLANTON
10432 SILVERFIELD LN
CHARLOTTE NC 28215

PROGRESS RESIDENTIAL
BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE AZ 85261

VAN M NEAL
11424 SILVERFIELD LN
CHARLOTTE NC 28215

KAUREEN EKEZE
11420 SILVERFIELD LN
CHARLOTTE NC 28215

MYRA N HALL
11416 SILVERFIELD LN
CHARLOTTE NC 28215

TAH 2016-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
PO BOX 15087
SANTA ANA CA 92735

CARLOS H STEPHANIE M
MCLAUGHIN
11408 SILVERFIELD LN
CHARLOTTE NC 28215

GRIMMER H C DEV CO INC
PO BOX 1278
MATTHEWS NC 28106

CAMBRIDGE ASSOCIATION INC
PO BOX 11171
CHARLOTTE NC 28220

CAMBRIDGE ASSOCIATION INC C/O
HILTZ MANAGEMENT
PO BOX 2671
MATTHEWS NC 28106

DAPHNE PINCHBACK
8127 WINTERWOOD PLACE
CHARLOTTE NC 28215

FELICIA TUCKER
8005 DONET TERRACE DR
CHARLOTTE NC 28215

RICKY MCCORKLE
10638 COULPORT LANE
CHARLOTTE NC 28215

DEMETRA HARRIS
10136 BRAWLEY LANE
CHARLOTTE NC 28215

ANN-MARIE HOLDEN
8639 WARWICK CREST LANE
CHARLOTTE NC 28215

BRENT GILIPIN
8400 HORNWOOD CT
CHARLOTTE NC 28215

SHARON JOHNSON
8632 FLOWERS CT
CHARLOTTE NC 28215

ELLISON L. CLINTON
8917 CROSSTIMBER DR
CHARLOTTE NC 28215

LEONARD D. JONES
8935 CROSSTIMBERS DR
CHARLOTTE NC 28215

MATTHEW DAVID WIDERMAN
8909 PENSTEMONS DR
CHARLOTTE NC 28215

SHERRI AKINS
10229 LITTLE WHITEOAK RD
CHARLOTTE NC 28215

ADRIENNE TRENT
3010 FAWN CROSSING CT
CHARLOTTE NC 28215

PATRICIA CAMPBELL
9164 PLEASANT RIDGE RD
CHARLOTTE NC 27215



COMMUNITY MEETING NOTICE

TO: NEIGHBORING PROPERTY OWNERS

FROM: EDDIE MOORE, AICP – MCADAMS (LAND DEVELOPMENT FIRM FOR PROJECT)

RE: NOTICE OF COMMUNITY MEETING – REZONING OF +- 18.17 ACRES (SOUTH OF PLAZA ROAD EXT, EAST OF REEDY PLANTATION ROAD, AND WEST OF BROOKSTEAD DRIVE)

APPLICANT: SHAUN GASPARINI, DEPENDABLE DEVELOPMENT, INC

PARCEL IDs: 111-011-02, 03, 12, AND 13

DATE: JUNE 1, 2020

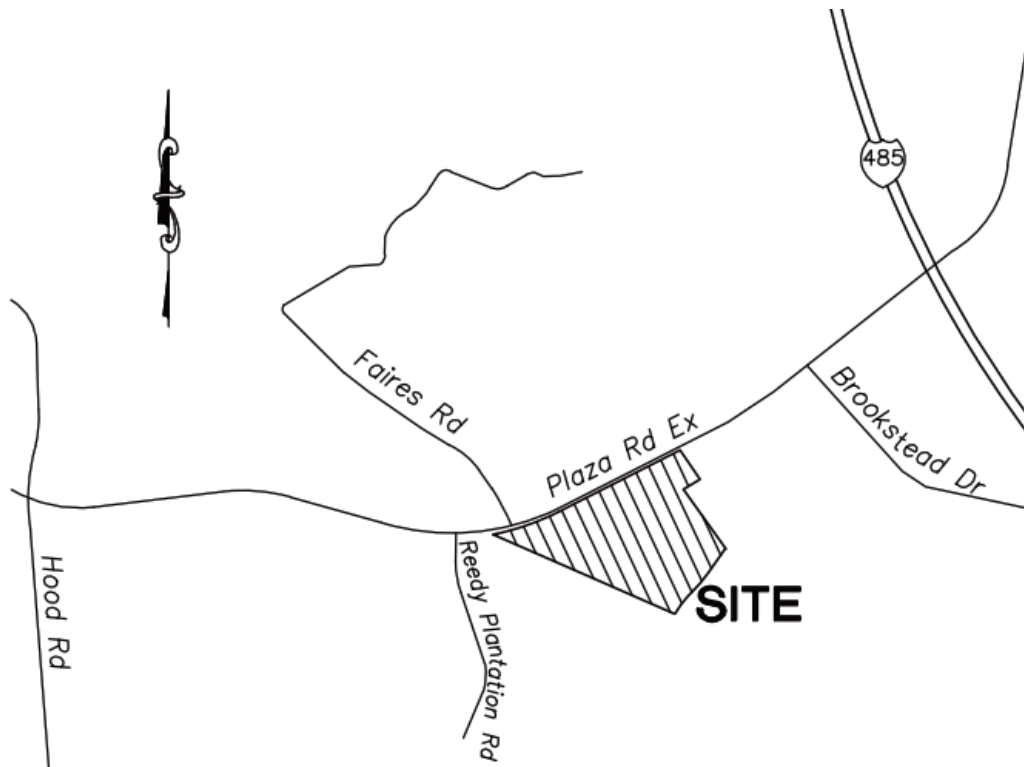
This letter serves as written notice and RSVP of a rezoning community meeting that will be held virtually on **Thursday, June 11, 2020**. The meeting is being held virtually to meet current COVID-19 restrictions.

If you are interested in attending this meeting please email me at emoore@mcadamsco.com and I will forward you a link to access the virtual meeting. The meeting will promptly begin at 6:00pm with a presentation of the proposed rezoning and ample time for questions and answers.

The owners of the property and applicant are requesting to rezone +- 18.17 acres from R-3 to R-8MF(CD) for development of up to 78 single-family attached (townhome) dwellings.

The site is located south of Plaza Road Ext. and across from the intersection of Faires Road with Plaza Road Ext. The back of this meeting notice provides the location of the proposed rezoning with area streets.

Thank you for your time and I look forward to your response.



The +- 18.17 acres outlined above is proposed to be rezoned from R-3 to R-8MF(CD) for development of up to 78 single-family attached (townhome) dwellings.



MCADAMS

PLAZA RD EXT

6/11 Community Meeting List (REQUESTING RSVP / MEETING LINK)

EXHIBIT C

1. 6/9 Patricia Campbell p/campbell11@yahoo.com
2. 6/9 Pam ? pamiltonk@gmail.com
3. 6/9 Sandy Goodwin sjgoodwin1@gmail.com
4. 6/10 Jeff Larson Jeff.Larson@perigoneng.com
5. 6/10 Gary Watt gwatt2@carolina.rr.com
6. 6/10 Tracy Maples stageandsound@gmail.com
11500 Plaza Rd Ext
7. 6/11 Gee Barnette geebarnette@gmail.com
Reedy Creek Sub.
8. 6/8 Councilmember Matt Newton Matt.Newton@charlottenc.gov



PLAZA ROAD EXT – COMMUNITY MEETING

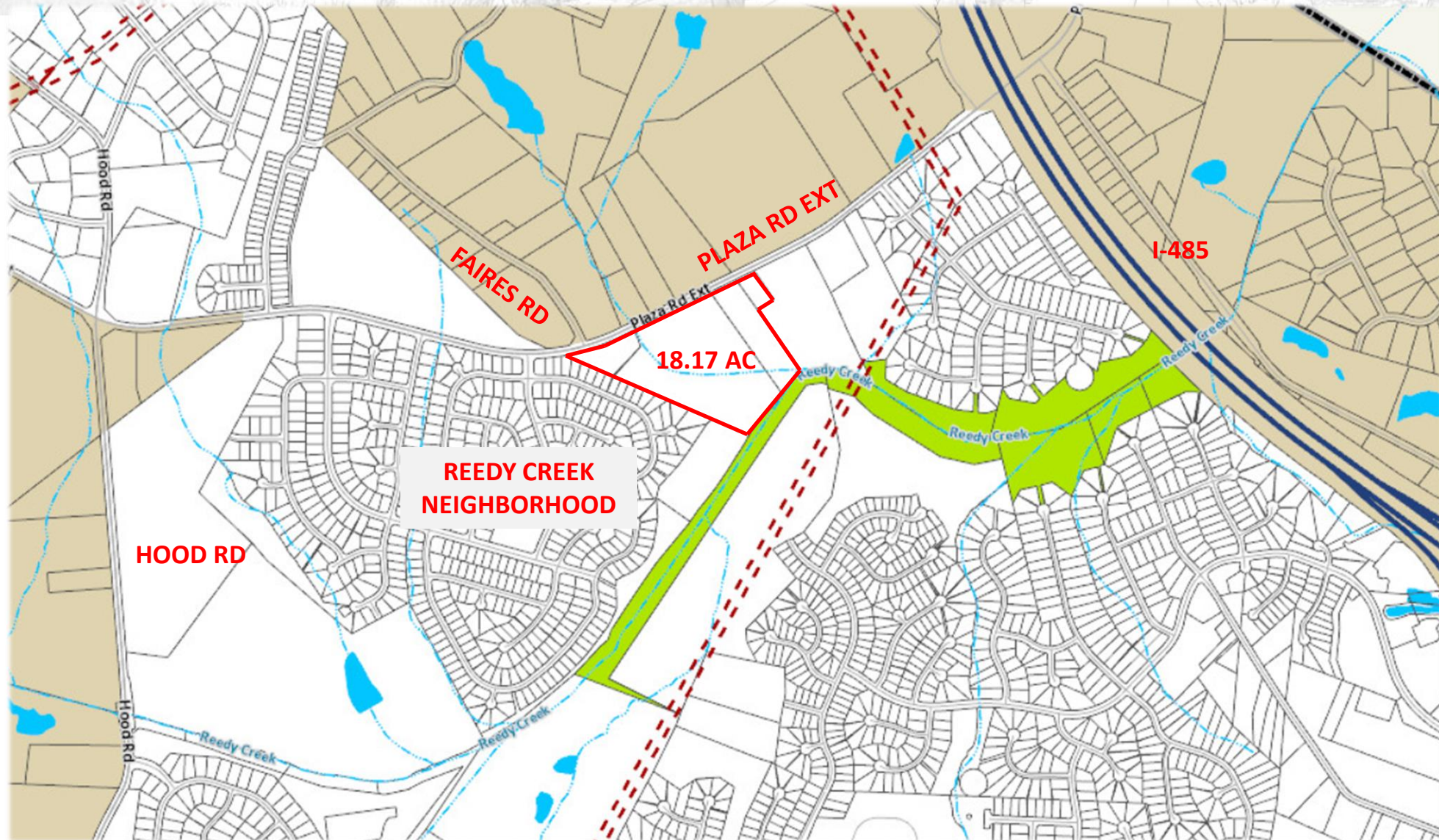


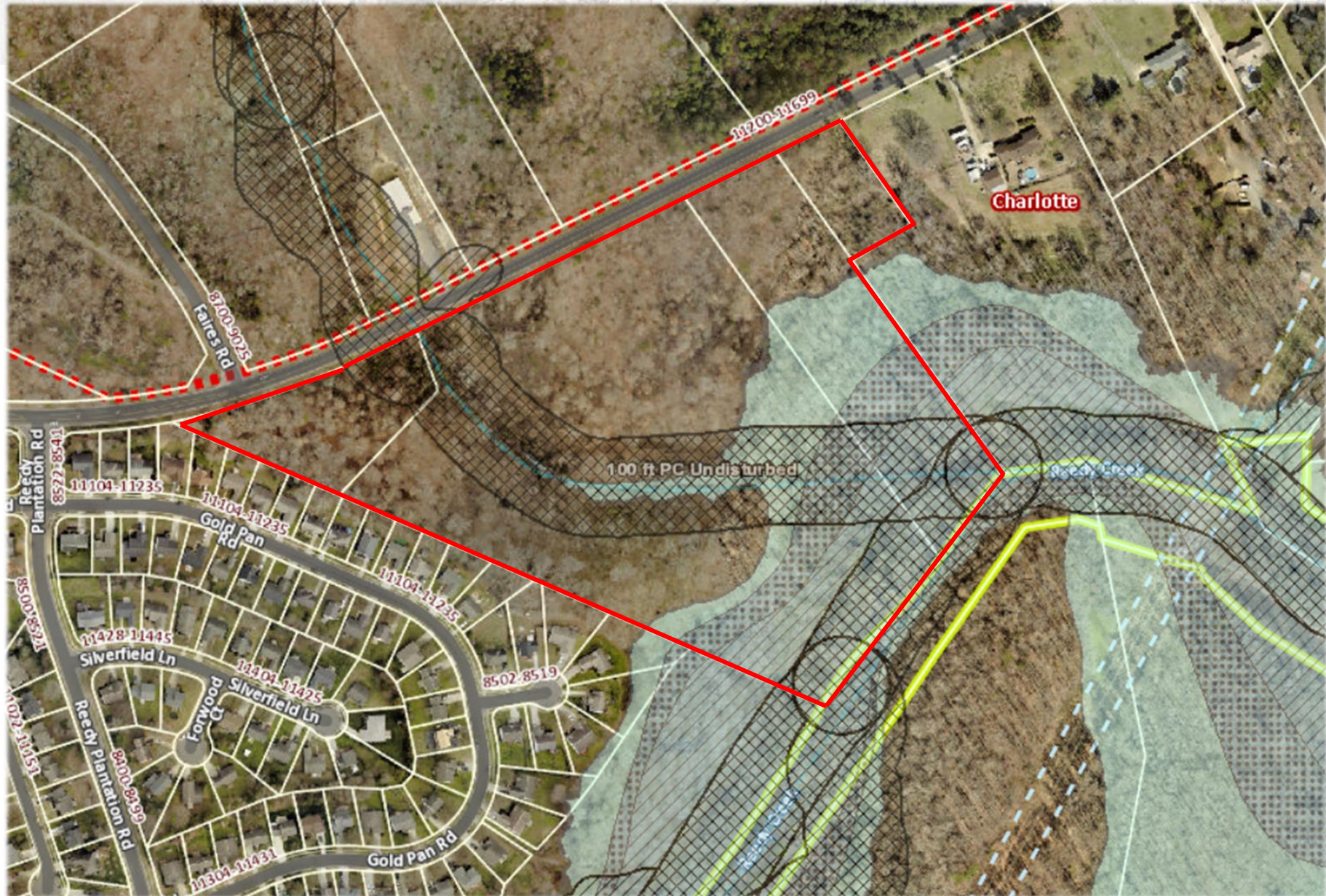
SHAUN GASPARINI

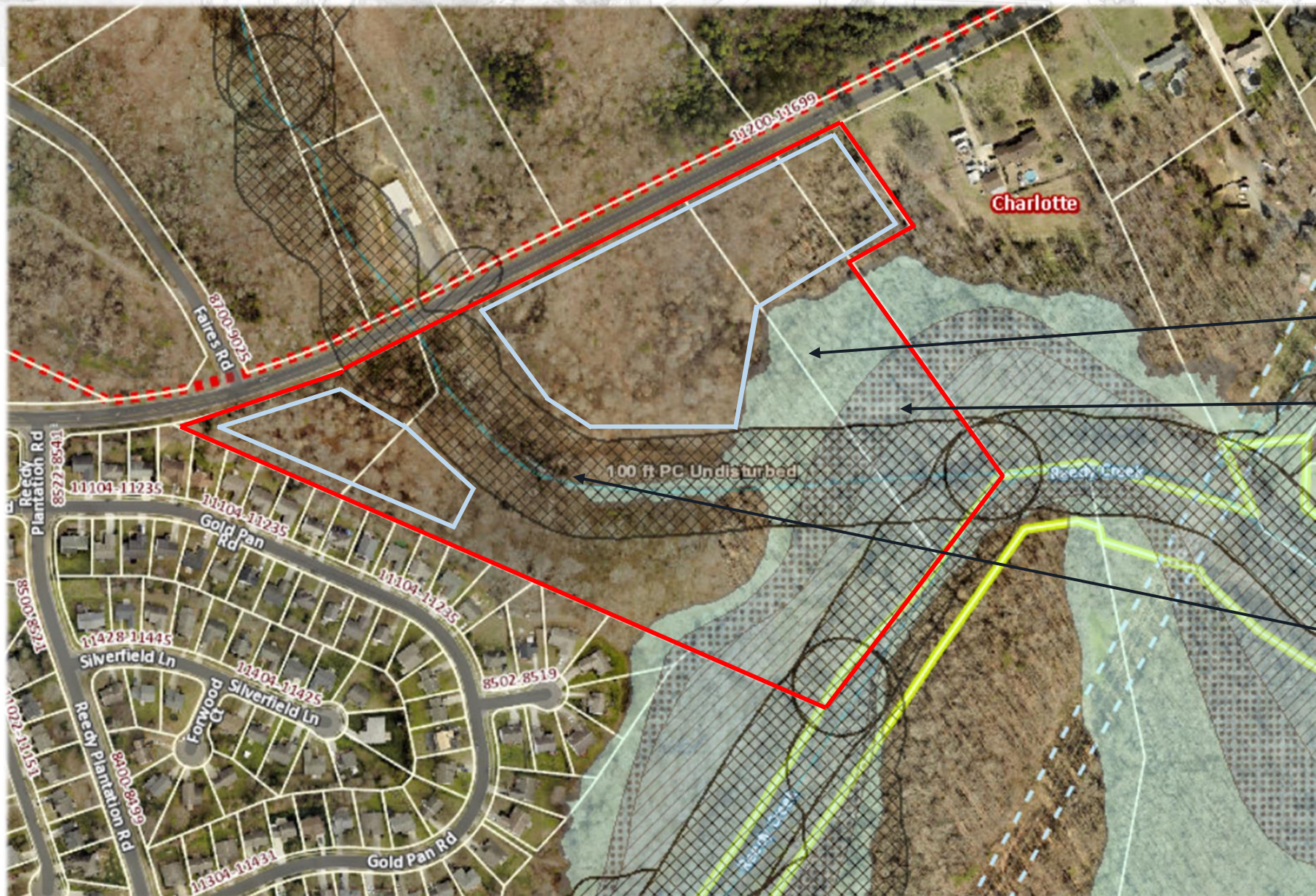


McADAMS

**ROB REDDICK, PE
DIRECTOR, CHARLOTTE REGION**



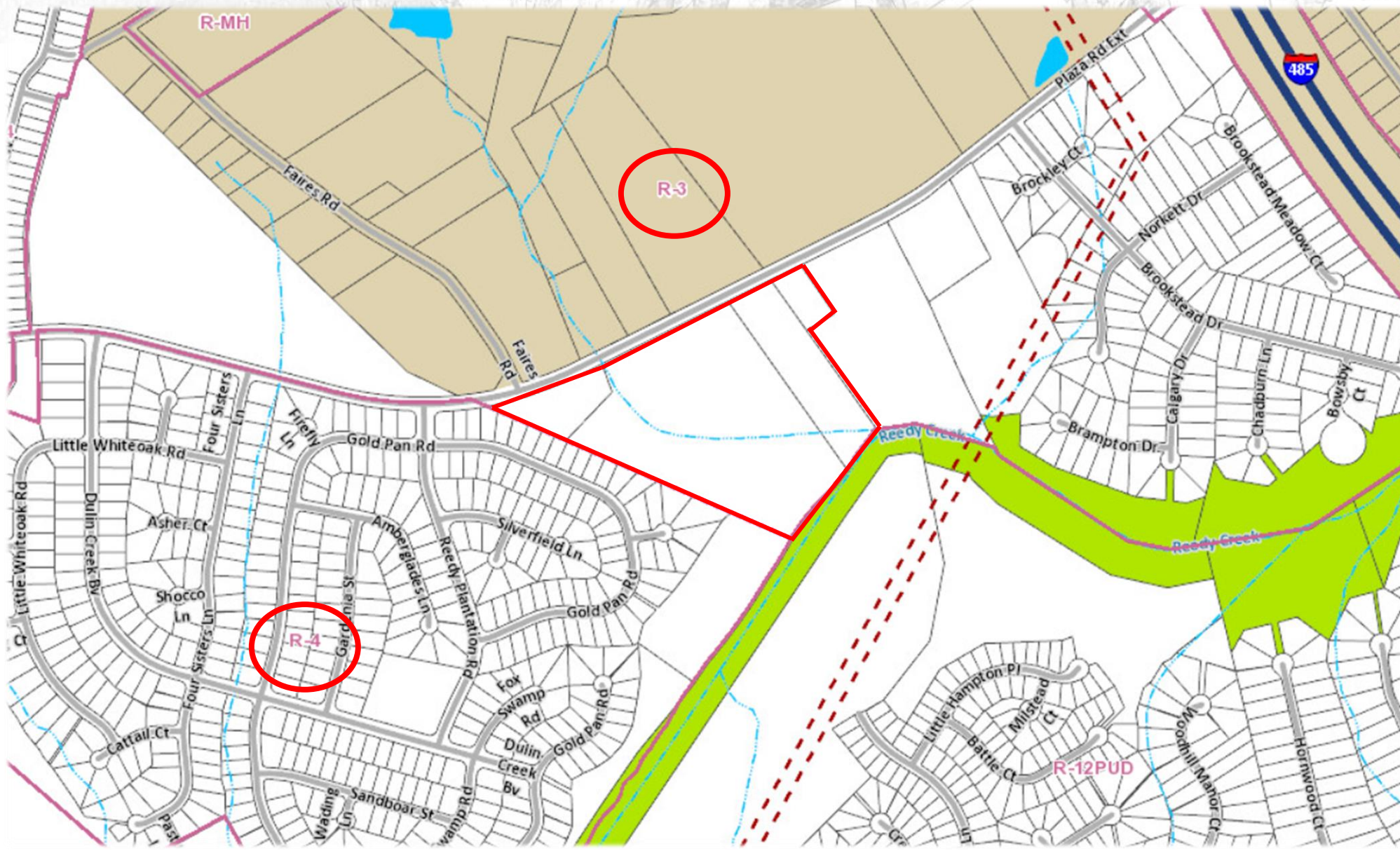




FLOODPLAIN

FLOODWAY

UNDISTURBED
STREAM BUFFERS



✓ R-3 ZONING (3 DWELLINGS PER ACRE)

✓ R-4 ZONING (4 DWELLINGS PER ACRE)



Land Use Proposed: Rocky River Area Plan

Planning District	East
Plan Name	Rocky River Area Plan
Plan Adoption Date	6/25/2006, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	RESID4
Proposed Landuse Description	Residential <= 4 DUA
Residential Density	4.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Residential

- ✓ R-8MF(CD) – CONDITIONAL ZONING
- ✓ PRESCRIBED CONDITIONS – PART OF REZONING APPROVAL
- ✓ UP TO 78 SINGLE-FAMILY ATTACHED FOR SALE TOWNHOMES
- ✓ 4.29 DWELLING UNITS PER ACRE
- ✓ 50% SITE = TREE SAVE + OPEN SPACE
- ✓ ADOPTED ROCKY RIVER AREA PLAN – RECOMMENDS
 - RESIDENTIAL
 - 4 UNITS PER ACRE

- ✓ PRELIMINARY MEETING WITH STAFF
- ✓ FILED REZONING APPLICATION
- ✓ STAFF REVIEW + COMMENT
- ✓ OFFICIAL COMMUNITY MEETING
- ✓ CITY COUNCIL PUBLIC HEARING – JULY 20TH
- ✓ ZONING COMMITTEE RECOMMENDATION – AUGUST 4TH
- ✓ CITY COUNCIL DECISION – SEPTEMBER 21ST

**LEFT TURN LANES + 12' MULTI-
USE PATH – PLAZA ROAD**

**TREE SAVE +
OPEN SPACE**

**TREE SAVE +
OPEN SPACE**

**INTERNAL
PED TRAIL**

**TREE SAVE +
OPEN SPACE**

**40' PUBLIC GREENWAY
EASEMENT**

ENHANCED 37.5' BUFFER – FENCE + ADDITIONAL EVERGREEN TREES

SITE LEGEND

	<p>ZONING LINE</p> <p>PORTION OF ROAD DEDICATED AS PUBLIC</p> <p>PROPERTY LINE</p> <p>RIGHT-OF-WAY LINE</p> <p>LOT LINE</p> <p>EASEMENT LINE</p> <p>CENTERLINE</p> <p>BUFFER AREA</p> <p>TREE SAVE AREA</p>
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Site Development Data:
Acreage:
Tax Parcels:
Existing Zoning:
Proposed Zoning:
Existing Uses:
Proposed Uses:
Building Height:

8.18.17 acres
111-011-02, 111-011-03, 111-011-12, and 111-011-13
R-B
R-BW(CD)
Vague
Base maximum average height: 40 feet measured at the required side yard line. 45 feet maximum average height at the front building line.
Major trees and minor trees are to be located within the interior of the lot. The lot is to be wooded with existing trees and a mixture of deciduous trees and evergreen trees per 100 linear foot. Evergreen trees will be planted within one 1/3 of the buffer, next to existing single-family dwellings.

SITE DATA

DEVELOPER: DEPENDABLE DEVELOPMENT, INC.
2627 BREWSTERIDGE CENTRE DR.

PREPARED BY: MCGOWAN COMPANY (STUART WOODWARD)
3435 TORNADO DRIVE, SUITE 330



Rezoning Transportation Analysis

Petition Number: 2020-019

General Location Identifier: Tax ID 11101102

From: Felix Obregon, PE
fobregon@charlottenc.gov
 704-432-5729

Reviewer: Walta Blackmon, PE
walta.brumschine@ci.charlotte.nc.us
 704-432-1556

Revision Log:

Date	Description
03-25-20	First Review
04-20-20	Second Review
05-20-20	Third Review

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	-	-	-
Entitlement with Current Zoning	Single Family (R3 – 18.17 acres)	54 DU	590	General Guidance from Planning
Proposed Zoning	Townhomes	95 DU	680	Site Plan: 01-20-20
Proposed Zoning	Townhomes & Single Family	68 townhomes, 6 single family	550	Site Plan: 04-13-20
	Townhomes	78 DU	550	Site Plan: 05-11-20

QUESTIONS ???